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## **MEDINA PLANNING COMMISSION**

### **Regular Meeting Minutes – August 3, 2004**

**COMMISSIONERS PRESENT:** Chair Mark Lostrom, Robert Brog, Bret Jordan, James Lawrence, Mark Nelson, and Nancy Price.

**COMMISSIONERS ABSENT AND EXCUSED:** Holly Greenspoon

**STAFF PRESENT:** Planning Director, Joseph Gellings, City Engineering Consultant, Tim Tobin and Acting Recording Secretary, La' Tanya Banks.

### **CALL TO ORDER:**

Chair Lostrom called the regular meeting of the Medina Planning Commission for August 3, 2004, to order at 7:08 p.m. in the Medina City Hall Council Chambers.

### **APPROVAL OF MINUTES:**

July 6, 2004

COMMISSIONER BROG MOVED TO APPROVE THE MINUTES OF JULY 3, 2004, AS AMENDED. THE MOTION WAS SECONDED BY COMMISSIONER NELSON AND PASSED WITH ALL IN FAVOR.

### **NON-AGENDA PUBLIC COMMENTS:**

None

### **PUBLIC HEARING: Construction Mitigation Plan - Level II – Saber – 7815 N.E. 12<sup>th</sup> Street**

Chair Lostrom opened the public hearing: Construction Mitigation Plan - Level II – Saber 7815 N.E. 12<sup>th</sup> Street, and advised that the materials that have been sent to the Commission, which included a copy of the Plan, had been reviewed, and went on to introduce City Engineer, Tim Tobin, who gave a brief outline of the Proposed Plan.

Mr. Tobin explained that the proposed 12-month project included the demolition of an existing residence and construction of a larger single-family residence on a 16, 025.8 sq. ft. lot in an R-16 zoned area.

Mr. Tobin advised that staff recommends the Commission hold a public hearing on the content of the Mitigation Plan, and to approve the Plan with the conditions noted on record.

The Commission and staff began a detailed discussion on the Construction Mitigation Plan, and a currently unused non-functioning drain-line, as mentioned by the neighbor to the south, Mr. Jim Dunning, and gave their individual suggestions and comments.

Witnesses were sworn prior to their testimony.

**Nate Magelessi 109 2<sup>nd</sup> Street South Ste 531 - Kirkland  
(Architect)**

Mr. Magelessi addressed the Commission advising that Mr. Saber, a Structural Civil Engineer and Medina resident, would be the full-time supervisor of the project and explained that they recently completed 2 projects in other jurisdictions of approximately the same size and quality, which took about 7 to 8 months, and noted that the excavator was very environmentally conscience. “We are quite confident that we have the job coordinated and will have it done within a year”, he stated.

**Grey Christian 7827 N.E. 12<sup>th</sup> Street – Medina**

Mr. Christian addressed the Commission and explained that the 3 houses at the end of the driveway were built by James Paul Jones in 1967, and that there was a drain in the middle of the cul-de-sac that goes to the northeast corner of the Saber property that James Paul Jones did not connect to the City sewer, but has a French Drain which was functional at one time.

The Commission and staff began a detailed discussion on the staff recommendations and conditions 1 through 4 to see if they felt those were all issues that the Commission would agree to, and went on to address the issue of whether or not they constitute the whole list as they heard, and gave their individual suggestions and comments.

**Sue Christian 7827 N.E. 12<sup>th</sup> Street – Medina**

Ms. Christian addressed the Commission informing them that there are 3 projects on 3 sides of them all at the same time, all involving major grading, and it was of concern to her how all this grading around them would affect their fine tuned drainage system that they have worked on for 30 years, and noted that she would really appreciate the Council looking at those 3 projects in their very condensed neighborhood as a whole, and how they would be affected.

Chair Lostrom explained that all the water that would be collected from the roofs, the driveways, and from the yard would all go via hard pipes into the storm water system, and not into the ground and noted that as explained by Mr. Tobin, the net affect of these developments and the water being captured should be a positive thing for the total amount of water running over the ground in their general area.

COMMISSIONER JORDAN MOVED TO APPROVE THE PROPOSED CONSTRUCTION MITIGATION PLAN AS AMENDED. THE MOTION WAS SECONDED BY COMMISSIONER PRICE AND WAS PASSED WITH ALL IN FAVOR.
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Chair Lostrom closed the Public Hearing.

**Discussion: Side Yard Setback / Reconstruction Threshold**

Planning Director, Joseph Gellings, addressed the Commission regarding side yard setbacks/reconstruction threshold, reminding that this was a continuation of their discussion held last month and noted that staff reviewed the table that was before the Commission and a concept for a new reconstruction definition that factored both a value ratio and a area ratio. Mr. Gellings defined an area ratio as total square footage involved in some kind of remodel, divided by existing or acquired square footage.

The Commission and staff began a detailed discussion on side yard setbacks/reconstruction threshold, and gave their individual suggestions and comments.

Mr. Gellings explained that it was the request of the Council that the Commission expand on their previous request for side-yard setback changes and do something to make it into an ordinance that also addressed the hardship faced by remodeling small lots.

After a detailed discussion, the Commission agreed to use Alternative B as amended on record, and noted that if this resulted in some exceptions, the Commission can come back and craft something for the exceptions.

**Discussion: Site Plan Review**

Mr. Gellings addressed the Commission regarding the Site Plan Review advising that it should be reviewed, and would be put on top of the agenda for September.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

None

**REPORTS FROM MEMBERS:**

None

**REPORTS FROM STAFF:**

None

**ADJOURNMENT:**

COMMISSIONER JORDAN MOVED TO ADJOURN. THE MOTION WAS SECONDED BY COMMISSIONER LAWRENCE AND WAS PASSED WITH ALL IN FAVOR.
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The meeting was adjourned at 10:16 p.m.

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La Tanya Banks, Recording Secretary